

District I Advisory Board Minutes

June 1, 2015

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The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19th St. N., Wichita, KS, 67207. Ten Board members, four staff and six members of the public were present.

Members Present

David Buckmaster
Beverly Domitrovic
Dan Heflin
Brandon James
Aaron Mayes
K.C. Ohaebosim
Janice Rich
James Roseboro
Janet Wilson
Bill Wynne

Staff Present

Officer Richard West, WPD
Lt. Micah Hoelscher, WFD
Bill Longnecker, MAPD
Janet Johnson, CMO

Members Absent

Twila Chaloupek
Council Member Lavonta Williams

Guests

Listed on last page

Order of Business

Call to Order

Meeting was called to order at 6:30 p.m.

Approval of Agenda

Motion to approve the agenda submitted. **Motion carried 10:0.**

Approval of Minutes

Motion to approve the minutes submitted with one correction. **Motion carried 10:0.**

Public Agenda

Agenda Items

None

Off Agenda Items

None

Staff Reports

Fire Report

Lt. Hoelscher said the May report wasn't ready yet, and the month of April was a quiet one. He reminded citizens how dangerous it is to drive through standing water: even as little as three inches of water can wash a car away. He also noted that water moving at 3 mph is enough to sweep a person underwater.

Action Taken: **Receive and File.**

Police Report

Officer Richard West, Patrol East 38 Beat, reported his area had been relatively quiet. He said there were some residential burglaries and one juvenile suspect was arrested in connection with those. There has also been some graffiti in the area of Edgemoor Park. He said it's not gang graffiti, just tagging. In the 1200 block of N. Pinecrest there is a vacant house that has been causing some issues with transients staying there. Officer West said MABCD has a case open on the property and the neighbors are helping keep an eye on the property. He hopes that it will be sold soon and be rehabilitated.

Action Taken: **Receive and File.**

New Business

CON2015-00017 Conditional Use to allow an outdoor night club in the city

Bill Longnecker, Metropolitan Area Planning Department, presented the request for the conditional use submitted by Union Station, LLC, c/o Gary Oborny (applicant/owner). The area is located west of Washington Avenue, on the south side of Douglas Avenue (701 E. Douglas Avenue – WCC #I) and is proposed to be an outdoor venue for entertainment, food and alcoholic drinks.

The Central Business District (CBD) zoned site is located west of Washington Avenue, on the south side of Douglas Avenue and immediately east of the elevated railroad tracks. The proposed outdoor venue for entertainment, food and alcoholic drinks is located and abutting the north and east sides of the iconic Union Station Depot (built 1914). The Union Station Depot managed rail service from 1914-1979 and has been sitting empty since 2007. The Union Station Depot itself is not part of the application, thus the requested outdoor venue is not accessory to a night club located in the Union Station Depot, but a stand-alone primary use. Per the Unified Zoning Code (UZC) Art. II, Sec.II-B.4.1. and Art. II, Sec.II-B.9.b. the proposed use is considered a night club in the city. When a tavern, drinking establishment or nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district, approval of a conditional use is required; UZC Art. III, Sec.III-D.6.w. Naftzger Public Park is located approximately 300 feet west of the site.

Mike Seiwert, agent for the applicant, explained the area would be like an outdoor plaza. There will be a steel and glass canopy with garage-type doors that provide three lease spaces that will serve food and alcohol (with the proper licensing). He said they envision it more as a lunch and after work gathering place as opposed to a tavern that is open until late at night.

Q. Will these be permanent or temporary vendors? A. The leases would most likely be for a season, or something similar to that.

Q. Where will people park? A. There is surface parking available all the way to the south end of the property.

Q. Will Cox remain in the baggage building? A. Yes, they have a three year lease.

Q. What about bathrooms? A. We will be building outdoor restrooms similar to those in Old Town.

Q. Have you received any complaints from the apartment dwellers on the north side? A. (Longnecker) We have received to protests.

Q. What are you going to do about a storm shelter? A. There is a basement in the Terminal Building. Q. Will that be made available? A. I don't know.

Action Taken: Heflin/Domitrovic made a motion to approve the request. Motion carried 10-0.

ZON2015-00018 Request for zoning change from LI to CBD

Bill Longnecker, Metropolitan Area Planning Department, presented the zoning request for The Finn Lofts, LLC & Kansas and Oklahoma Railroad, LLC (applicants/owners).

The long broken, irregular shaped, undeveloped, unplatted Limited Industrial (LI) zoned site is located north of Kellogg Street, south of Waterman Street, east of Commerce Street and west of the elevated railroad tracks. The requested Central Business District (CBD) zoning matches the west abutting CBD zoned properties; ZON2000-00032 and ZON2005-00031. Most of these abutting properties' brick, one-two story buildings were built (1900-1930) originally as warehouses utilizing the area's still existing active railroad lines/tracks. The National Historic registered Broom Corn Warehouse is the oldest building, built in 1895. The most recent building appears to have been built in 1960. What was once a warehouse district is now mostly art studios/galleries, an antique store, offices, retail and garden apartments, and is part of the Commerce Street Art District. The applicants propose to use the proposed CBD zoned subject property for much needed paved parking for these abutting CBD zoned developments. The site's current LI zoning would allow parking by right, but the applicants want the property's zoning to match the west abutting development.

Phil Meyer, Baughman Company, was available to respond to questions.

Q. Will this be public or private parking? A. It will be public parking, but it's intended more for the Art District and events like Final Friday, rather than just additional parking for Intrust Arena. It's also a part of the Master Plan for the area.

Q. How many parking spaces will this create and who's paying for it. A. There will be between 40 to 50 parking spaces. The purchaser of the property is financing it and there may be some City funding involved.

Q. How much is the City paying? A. I don't know.

Meyer pointed out that they can build the parking under the current LI zoning, but the applicant requested the zoning change at the City's request.

Q. I don't understand barricading the parking from Intrust events. If someone was going to the Arena they wouldn't be allowed to park there, but if there were going somewhere else like the Warren Theatre, they could? A. The details haven't yet been worked out, but the lack of available parking in the area definitely hurts the art district.

Q. Will the tenants in the apartments be able to park there? A. Yes

Longnecker stated the parking is intended to be for the apartment residents and visitors to the art district.

Action Taken: Mayes/Heflin made a motion to recommend the request for CBD zoning be approved. Motion carried 9-1

Bill Wynn, Pro Tem, asked that the request for additional information regarding the financing be noted in the minutes. **Longnecker** said he would contact Scott Knebel for the information.

Board Agenda

Updates, Issues and Reports

Several announcements were made regarding community events and educational and employment opportunities.

Adjournment

Motion to adjourn was made and seconded. Motion carried.

The next District I Advisory Board meeting will be held at 6:30 p.m., July 6, 2015, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N.

Guests

Donald Hogg
Gerry Domitrovic
John Inkman
Mike Seiwert
Phil Meyer
Brandon Johnson